

176.0

0009

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

691,900 / 691,900

USE VALUE:

691,900 / 691,900

ASSESSED:

691,900 / 691,900



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WILLIAMS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FITZGERALD JANET J	
Owner 2:	
Owner 3:	

Street 1: 50 WILLIAMS ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: SIENZYK JOHN L & HELEN J -
Owner 2: -
Street 1: 50 WILLIAMS ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains 8,926 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Brick Veneer Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8926		Sq. Ft.	Site		0	70.	0.77	6									481,449						481,400	

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
101	8926.000	209,700	800	481,400	691,900		119044
Total Card	0.205	209,700	800	481,400	691,900	Entered Lot Size	GIS Ref
Total Parcel	0.205	209,700	800	481,400	691,900	Total Land:	GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	565.28	/Parcel:	565.2	Land Unit Type:	Insp Date

09/08/18	13829!
PRIOR ID #1:	119044
PRIOR ID #2:	
PRIOR ID #3:	
DATE:	12/11/20
TIME:	03:43:46
PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
DATE:	01/17/19
TIME:	16:54:13
APPROVAL:	apro
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
RATIONALE:	

## PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,600	800	8,926.	481,400	691,800	691,800	Year End Roll	12/18/2019
2019	101	FV	193,800	800	8,926.	474,600	669,200	669,200	Year End Roll	1/3/2019
2018	101	FV	193,800	800	8,926.	364,500	559,100	559,100	Year End Roll	12/20/2017
2017	101	FV	193,800	800	8,926.	343,900	538,500	538,500	Year End Roll	1/3/2017
2016	101	FV	193,800	800	8,926.	316,400	511,000	511,000	Year End	1/4/2016
2015	101	FV	181,800	800	8,926.	295,700	478,300	478,300	Year End Roll	12/11/2014
2014	101	FV	181,800	800	8,926.	272,400	455,000	455,000	Year End Roll	12/16/2013
2013	101	FV	181,800	800	8,926.	272,400	455,000	455,000		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
SIENZYK JOHN L	67787-238		8/10/2016	Estate/Div			No	No	Janet J. Fitzgerald sole heir of Helen J Sien		
	9081-239		1/1/1901	Family			No	No	N		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2010	323	Re-Roof	6,200					

## ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Meas/Inspect	HS	Hanne S
10/30/2008	Meas/Inspect	189	PATRIOT
12/22/1999	Meas/Inspect	276	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average	A Bath:	Rating:												
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 1 - Concrete	Frame: 1 - Wood	A 3QBth:	Rating:	1/2 Bath:	Rating:												
Prime Wall: 8 - Brick Veneer	Sec Wall:	A HBth:	Rating:	OthrFix:	Rating:												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Average	A Kits:	Rating:												
Color: BRICK	View / Desir:	Fpl: 1	Rating: Average	WSFlue:	Rating:												
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>					
Grade: C - Average	Year Blt: 1947	Eff Yr Blt:	Location:	Level:	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:	Other	Upper														
Jurisdct: G12	Fact: .	Lvl 2	Lvl 1														
Const Mod:	Lump Sum Adj:	Lower															
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Phys Cond: AG - Avg-Good	26. %	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL	1	6	3	M	
Sec Int Wall:	Partition: T - Typical	Functional:	%					Interior:									
Prim Floors: 4 - Carpet	Sec Floors: 3 - Hardwood	Economic:	%					Additions:									
		Special:	%					Kitchen:									
		Override:	%					Baths:									
		Total:	26.4 %					Plumbing:									
								Electric:									
								Heating:									
								General:									
								Totals	1	6	3						
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Basic \$ / SQ: 105.00	Size Adj.: 1.35000002	Const Adj.: 1.01152194	Adj \$ / SQ: 143.383	Other Features: 62500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	1	6	3	M	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b>				<b>SKETCH</b>				
<b>SPEC FEATURES/YARD ITEMS</b>								176.0-0009-0015.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	12X28	G	AV	1960	4.21	T	40.8	101			800		800
More: N	Total Yard Items:	800		Total Special Features:			Total:	800									